

5200 Paramount Parkway

MORRISVILLE, NORTH CAROLINA

Exclusive Offering Materials Request Sheet

CB RICHARD ELLIS, INC.

RETURN TO: Sarah Hammond
CB Richard Ellis, Inc.
6501 Weston Parkway, Suite 190
Cary, NC 27513

FAX #: (919) 856-2530

Email: sarah.hammond@cbre.com

PAGES: 3

Directions: Fill out below contact information, date & signature and return executed confidentiality agreement via fax or email to Sarah Hammond.

Name: _____

Company: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (“**Agreement**”) is made as of the ____ day of _____, 2009 by _____ (“**Recipient**”) in favor of DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership and DUKE CONSTRUCTION LIMITED PARTNERSHIP, an Indiana limited partnership (collectively, “**Owner**”) each of whose address is 600 E 96th Street, Suite 100, Indianapolis, Indiana 46240.

WHEREAS, Owner is the owner of the Property known as 5200 East Paramount Pkwy, Morrisville, NC, 27560 and 5200 West Paramount Parkway, Morrisville, NC, 27560 (collectively, the “**Property**”) and Recipient is either a advisor representing a party that has expressed initial interest in purchasing the Property from Owner (an “**Interested Party**”) or is an Interested Party;

WHEREAS, in order to evaluate the possible sale of the Property, Recipient has requested access to certain confidential and proprietary information the unauthorized release of which could cause serious harm to Owner; and

WHEREAS, Owner is willing to provide such information if it has adequate assurances that the information will be kept confidential;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Recipient agrees as follows:

1. Recipient acknowledges that all documents, analyses, records, statements, etc. (the “**Confidential Information**”) provided by Owner are confidential and proprietary to Owner. The term Confidential Information does not include information that (i) is already in Recipient’s possession (other than information previously furnished to Recipient by Owner or its agents), provided that such information is not known by Recipient to be subject to another agreement or obligation of confidentiality, or (ii) becomes generally available to the public other than as a result of a disclosure by Recipient or those

to whom Recipient has provided Confidential Information (Confidential Information shall not be deemed to be generally available to the public or in the public domain merely because any part of any Confidential Information is embodied in general disclosures or because individual features, components, or combinations thereof are now known or become known to the public), or (iii) becomes available to Recipient on a non-confidential basis from a source other than Owner or its agents or advisors, provided that such source is not known by Recipient to be bound by an agreement or other obligation of confidentiality. Recipient shall keep all such information confidential and shall not, except as may be required by law, regulation or legal process binding upon Recipient, disclose, summarize or otherwise provide any or all of the Confidential Information in any manner without the prior written authorization of Owner, except as otherwise set forth in this Agreement. Recipient may disclose the Confidential Information to the Interested Party, provided such Interested Party has previously executed and delivered to Owner a confidentiality agreement in the form of this Agreement. Recipient shall not photocopy or reproduce the Confidential Information in any manner.

2. Recipient may use any or all of the Confidential Information only for the purpose of its analysis of the possible purchase of the Properties. If Recipient is an Interested Party, it may summarize any or all of the Confidential Information only in that connection. Recipient shall not use any of the Confidential Information for any other purpose.

3. On a “need-to-know” basis only and solely for the purposes of assisting Recipient in evaluating the purchase of the Property Recipient may disclose, summarize or otherwise provide any portion of the Confidential Information (1) to Recipient’s partners and employees, and (2) if Recipient is an Interested Party, also to its accountants, potential lenders, lawyers, agents and other advisors. In either event, Recipient shall give a copy of this Agreement to all persons to whom it gives access to the Confidential Information and shall inform all such persons that the Confidential Information is confidential and proprietary to Owner, and that the Confidential Information must be maintained as confidential, and that none of the Confidential Information may be disclosed without prior written authorization by Owner.

4. If the Property is not sold to Recipient’s Interested Party, Recipient shall promptly return to Owner all Confidential Information it received. If Recipient is an Interested Party and Recipient determines that it is not interested in purchasing the Property, Recipient shall promptly return to Owner all Confidential Information it received.

5. Owner makes no representation or warranty about the accuracy or completeness of any Confidential Information. Recipient releases and holds Owner harmless from and against any loss or damage Recipient may sustain due to its reliance on any of the Confidential Information. If Recipient is an Interested Party, the provisions of this Agreement shall not be amended, merged into or otherwise modified by any subsequent agreement entered into between Recipient and Owner or any instrument executed by Owner for Recipient’s benefit unless such agreement or instrument expressly states so.

6. Recipient shall not communicate with tenants of the Property without the prior written consent of Owner.

7. If Recipient is NOT an Interested Party, Recipient acknowledges that it is a principal or an investment advisor acting in a fiduciary capacity on behalf of a principal in connection with the possible acquisition of the Property and Recipient hereby agrees that it will not look to the Owner for any commissions, fees or other compensation in connection with the sale of the Property. If Recipient is an Interested Party, Recipient represents to Owner that it has not had any discussions regarding the Property with any broker or agent except _____ (“**Recipient’s Broker**”). Recipient shall indemnify and hold harmless the Owner against any and all costs, loss, liability or expense,

including attorney's fees, arising from claims by Recipient's Broker or any other broker or other parties claiming to have had dealings with Recipient in connection with the sale of the Property excluding CB Richard Ellis, which represents Owner.

8. If any party believes that the unauthorized disclosure of any or all of the Confidential Information is likely to occur, Recipient shall take all reasonable measures, and shall support any reasonable measures by Owner, to prevent such disclosure. If an unauthorized disclosure of any or all of the Confidential Information has occurred, Recipient shall not interfere with any effort by Owner to pursue legal and equitable remedies available in result of the unauthorized disclosure.

9. It is understood and acknowledged that unauthorized release of any or all of the Confidential Information would cause immediate and irreparable harm to Owner that could not be repaired and for which Owner could not be fully compensated by money damages. Recipient agrees that Owner may obtain injunctive relief to prevent or limit such unauthorized disclosure, and may also pursue any other remedies available under law or equity in result of an alleged or reasonably anticipated breach of this Agreement. Recipient agrees to pay any damages incurred by Owner as a result of Recipient's breach of this Agreement, including but not limited to court costs and reasonable attorneys' fees.

10. This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana, without regard to principles of choice of law or conflicts of law. This Agreement shall be binding upon Recipient's successors and assigns, and shall inure to the benefit of Owner's successors and assigns. This Agreement shall terminate as of the date that is one year from the date Recipient returns the Confidential Information to Owner as required in Section 4 of this Agreement.

RECIPIENT:

By: _____

Print Name:

Title:

Recipient's Address:

